173.0	0004	0026.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 762,100 / 762,100
					USE VALUE: 762,100 / 762,100
					ASSESSED: 762,100 / 762,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERNETA TRACY A/ TRUSTEE	
Owner 2:	SANDRA J PERNETA IRREVOCABLE	
Owner 3:	TRUST	
Street 1:	26 MENOTOMY RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	PERNETA SANDRA -
Owner 2:	-
Street 1:	31 TANAGER STREET
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,750 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 1877 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6750.000	315,800	10,600	435,700	762,100
Total Card	0.155	315,800	10,600	435,700	762,100
Total Parcel	0.155	315,800	10,600	435,700	762,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.02 | /Parcel: 406.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0004-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,800	10600	6,750.	435,800	762,200	762,200	Year End Roll	12/18/2019
2019	101	FV	251,900	10800	6,750.	435,800	698,500	698,500	Year End Roll	1/3/2019
2018	101	FV	260,300	10800	6,750.	386,000	657,100	657,100	Year End Roll	12/20/2017
2017	101	FV	260,300	10800	6,750.	323,700	594,800	594,800	Year End Roll	1/3/2017
2016	101	FV	260,300	10800	6,750.	323,700	594,800	594,800	Year End	1/4/2016
2015	101	FV	245,600	11000	6,750.	280,100	536,700	536,700	Year End Roll	12/11/2014
2014	101	FV	245,600	11000	6,750.	270,800	527,400	527,400	Year End Roll	12/16/2013
2013	101	FV	245,600	11000	6,750.	257,700	514,300	514,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13455

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERNETA SANDRA,	74484-399	1	4/17/2020	Convenience	99	No	No		
PERNETA JOSEPH	24335-49		3/10/1994			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2009	435	Porch	7,000					
7/12/2007	559	Manual	2,000			G9	GR FY09	repair walk and st
5/14/2007	343	Manual	20,000			G9	GR FY09	demo garage build

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2018	MEAS&NOTICE	BS	Barbara S
11/5/2008	Meas/Inspect	163	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 115333
GIS Ref:
GIS Ref:
Insp Date: 06/19/18

!13455!

PRINT

Date	Time
12/11/20	03:24:30

LAST REV

Date	Time
05/11/20	09:50:13

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	115333
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6750		Sq. Ft.	Site		0	70.	0.92	8									435,749						435,700	

Total AC/HA: 0.15496 | Total SF/SM: 6750 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 435,749 | Spl Credit | Total: 435,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24088347
Const Adj.:	0.99980003
Adj $ / SQ:	155.079
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429123
Depreciation:	113288
Depreciated Total:	315834

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

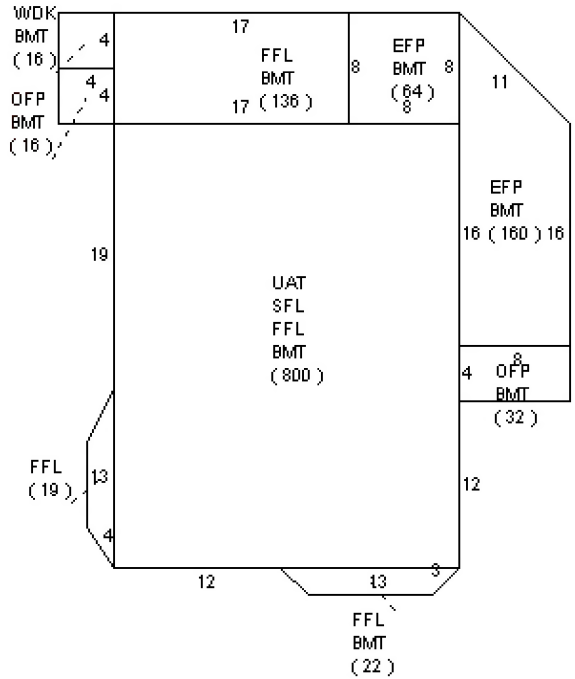
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.08
Special Features:	0	Val/Su Net:	89.95
Final Total:	315800	Val/Su SzAd	177.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,246	46.520	57,969
FFL	First Floor	977	155.080	151,513
SFL	Second Floor	800	155.080	124,064
EFP	Enclos Porch	224	39.370	8,819
UAT	Upper Attic	200	71.960	14,391
OFP	Open Porch	48	43.990	2,112
WDK	Deck	16	16.000	256
	Net Sketched Area:	3,511	Total:	359,124
Size Ad	1777	Gross Are	4111	FinArea 1877

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	G	GD	2007	25.85	T	7.2	101			10,600			10,600

More:	N	Total Yard Items:	10,600	Total Special Featues:		Total:	10,600